

MINUTES

MEETING VIA ZOOM

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, October 6, 2020 – 6:30 pm

Mayor Mulcahy, Chairperson, called the meeting to order at 6:30 pm.

Members Present via Zoom: Anthony Lazar, Kathy Moran, Eric Newland, Scott Lewis,
Brian Hitt, Jud Kline, Mayor Kathy Mulcahy

Members Absent:

Others Present via Zoom: Councilwoman Staci Vincent
Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
Karen Morocco, PZ/ABR Secretary

#1 3989 ORANGEWOOD DRIVE – GREENHOUSE ADDITION

Present Via Zoom: Jason Rodgers, Arcadia Glasshouse

PZ/ABR Discussion:

The greenhouse addition has been approved by the Village Architect, approved by the Village Engineer and has the Homeowner Association approval. The greenhouse will be located in the rear of the house and will be placed in-between the fireplace and window. Mr. Bob McLaughlin stated it meets all setback requirements. The greenhouse is fully insulated and has double pane glass. The size is 16'x13'. The metal is powdered coated bronze in color. The sill walls are sandstone. Ms. Kathy Moran stated it looks great and will be a nice addition.

A Joint Motion was made to approve the greenhouse addition at 3989 Oranewood Drive was made by Mr. Scott Lewis;
Seconded by Mr. Jud Kline.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy.
No: None

The Motion was approved 7 to 0.

Present via Zoom: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

The project has been approved by the Village Architect and approved as noted by the Village Engineer. This is the Pulte Homes 'Lyon' plan. This is a new plan. A different plan was originally submitted to the PZ/ABR board on April 21, 2020. Pulte Homes had designed the original house plan as a model but then found a buyer. The resubmitted home is a two (2) story, 3,570 square feet with a walk-out finished basement. It will have a bathroom in the basement. It has 3 bedrooms and 4.5 bathrooms with a sunroom, fireplace and vaulted ceilings. Mr. Keith Filipkowski stated from here on out on all houses, Pulte Homes will be upgrading the garage stair assemblies. They will be pre-built with railings and spindles. There is a Juliet balcony with a door on the rear of the home. The Board feels a window would be a better choice in that location instead of a door going to nowhere. The Board also suggested a door can be put on the side of the house and a deck could be built in the future. If a side deck was wanted, it would need to come back before the Board for approval. Ms. Kathy Moran pointed out that the front stairs should be the width of the front door assembly. Mr. Eric Newland questioned if on the right and left elevation, the vertical trim boards should be shown to go to grade. Mr. Keith Filipkowski stated this was a drafting error and yes, the vertical trim boards should be shown to go to grade. The exterior selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Mindful Gray
Trim		Mindful Gray
Garage Door		Mindful Gray
Roof	Certainteed	Moire Black
Brick	Brick Craft	Coral Blend
Entry Door		Black Fox
Stone		Gunnison LedgeStone

A Joint Motion was made to approve the new house at 426 Crystal Lake Drive subject to the following conditions:

1. Front steps to be the width between the two (2) porch columns.
2. On the right and left elevations – vertical trim boards to go to grade
3. Eliminate rear door and replace with same size window as others on house

was made by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy
No: None

The Joint Motion was approved 7 to 0.

#3

481 CRYSTAL LAKE DRIVE – S/L 64 - NEW HOUSE

Present via Zoom: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

The project has been approved by the Village Architect and approved as noted by the Village Engineer. This is Pulte Homes 'Borges' plan. This will be a two (2) story, 3,578 square foot home with 4 bedrooms and 5.5 bathrooms. It will have a full, finished basement with a bedroom and a bathroom. The home will also have vaulted ceilings with a fireplace. Ms. Kathy Moran pointed out that the right elevation seemed bare and suggested adding landscaping in the future. The Board agreed. The Mayor suggested a reminder note be put in the property file about the landscaping. The Board also stated the lot has a lot of depth. The exterior selections are as follows:

Product:

Siding – Horizontal
Trim
Garage Door
Roof
Brick
Entry Door

Manufacturer:

Certainteed
Brick Craft

Color:

Network Gray
Network Gray
Passive Gray
Moire Black
Cedar Creek
Tricom Black

A Joint Motion was made to approve the new house at 481 Crystal Lake Drive was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt.

Ayes: Moran, Lazar, Newland, Lewis, Hitt, Kline, Mayor Mulcahy
No:

The Joint Motion was approved 7 to 0.

#4

484 CRYSTAL LAKE DRIVE – S/L 71 – NEW HOUSE

Present via Zoom: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

The project has been approved by the Village Architect and approved as noted by the Village Engineer. This is Pulte Homes 'Lyon' plan. This is a single story, 2,422 square foot home with a full, unfinished basement. It will have 2 bedrooms and 2.5 bathrooms. The home also has a covered porch, fire place and a vaulted gathering room. Per Mr. Keith Filipkowski, there is an error on the print. It shows a concrete step off the porch. There will either be a set of temporary steps or a rail across the door. He also pointed out the front steps are intended to be the width of the side lights. The Board mentioned there is room for a future deck. Some of the exterior selections submitted have changed. The exterior selections are as follows:

Product:

Siding – Horizontal
Siding – Shake
Trim
Garage Door
Roof
Entry Door
Stone

Manufacturer:

Certainteed

Color:

Backdrop
Mega Greige
Backdrop
White
Weathered Wood
White
Breakwater LedgeStone

A Joint Motion was made to approve the new house at 484 Crystal Lake Drive subject to extending the front step the width of the sidelights and adding a set of temporary steps or rail across the door on porch was made by Mr. Brian Hitt; Seconded by Mr. Jud Kline.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy
No: None

The Joint Motion was approved 7 to 0.

#5

**LOT SPLIT & CONSOLIDATION – LAKES OF ORANGE – PHASE 6 – SUBLOT 142A,
BLOCK B-2, BLOCK B-3**

Present via Zoom:

Randy Kertesz, Kertes Enterprises, Inc.
Steve Metcalf, Neff & Associates

PZ Discussion:

The lot split and consolidation has been approved as noted by the Village Engineer. It is an acre and a half lot and the side yard touches two (2) other lots. Sublot 142A faces Brainard Rd and the property boundaries will be adjusted. Mr. Randy Kertez stated he originally was going to build a model home on the lot but decided to build the model home within Lakes of Orange subdivision. He also said he may end up taking one of the lots for himself in the future. Two (2) of the lots are in the 'S' district and one (1) is in the 'U1' district. Mr. Jud Kline stated he purchased a lot within the Lakes of Orange subdivision and will be part of the development.

A Motion was made to approve the lot split and consolidation – Lakes of Orange – Phase 6 – Sublot 142A, Block B-2, Block B-3 subject to the Village Engineer's comments was made by Mr. Brian Hitt; Seconded by Mr. Scott Lewis.

Ayes: Lazar, Lewis, Hitt, Mayor Mulcahy
Abstain Kline
No: None

The Joint Motion was approved 4 to 0.

#6

CHIEF BUILDING OFFICIAL'S REPORT

- Mr. Bob McLaughlin stated he is wrapping up the procedure process with Ms. Kathy Moran on the landscaping.
- Items on the October 20th PZ/ABR agenda:
 - Deck and Patio
 - Addition
 - Pike Dr – Screened Porch
 - Exterior changes at 161 Orange Lake – Mr. Jud Kline's house

#7

ANY OTHER TOPIC FOR DISCUSSION

- No topics discussed.
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#8

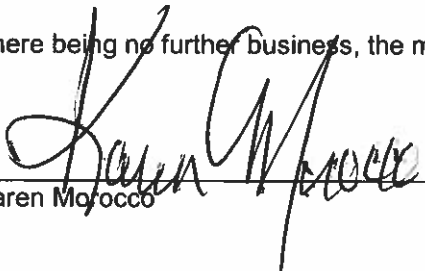
MINUTES FROM AUGUST 18th, 2020 TO BE APPROVED

A Motion to approve the minutes of the August 18, 2020 meeting was made by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar.

Ayes: Lazar, Moran Newland, Lewis, Hitt, Kline, Mayor Mulcahy
Abstain:
No: None

The Motion was approved 7 to 0.

There being no further business, the meeting was adjourned at 7:43 pm



Karen Morocco

Date 10-20-2020